

XERPIUM

Building Management

Enterprise Resource Planning

Solusi ERP lengkap untuk industri
building management

2000+

MODUL

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PREMISE

Bahasa Indonesia Edition — brosur.xerpium.com

Ekosistem Manajemen Properti

XERPIUM BUILDING MANAGEMENT adalah solusi lengkap manajemen properti & gedung — dari master data properti/tower/unit, pendataan penghuni, billing IPL & utility, maintenance request, facility booking, visitor management, security patrol, parking, hingga cleaning management.

Property & Tower

Property — Nama, code, alamat, manager, tipe properti (apartment, office, mixed, mall, school, hospital, hotel, industrial, government)

Tower — Per tower dalam satu properti dengan alokasi unit

Floor — Floor management per tower, nomor & kode

Unit Type — Tipe unit: studio, 1BR, 2BR, 3BR, penthouse

Config — Konfigurasi produk IPL, sinking fund, utility

Unit Management

Unit — Nama, code, property, tower, floor, unit type

Owner — Owner per unit, multi-owner history tracking

Status — Available, Occupied, Reserved, Maintenance, Inactive

Usage — Residential / Commercial usage type

Size — Luas unit (sqm), kamar tidur, kamar mandi

Ownership History — Otomatis tercatat saat owner berubah

Resident Management

Resident — Identitas KTP/Passport, phone, email, unit terkait

Type — Owner, Tenant, Family, Staff

Status — Active, Moved Out, Blacklisted

Move In/Out — Move in/out tracking with date & history

Family Member — Data anggota keluarga dalam 1 unit

Vehicle — Registrasi kendaraan per resident

Rental Contract

Unit Komersial — Kontrak sewa unit commercial

Period — Start & end date, auto-validasi overlap

Annual Rent — Sewa tahunan, DP, balance tracking

Invoice — DP invoice & annual rent invoice via accounting

Status — Draft, Active, Expired, Cancelled

Sync Unit Status — Otomatis set unit occupied/available

□ Billing & IPL

IPL Billing — Tagihan IPL bulanan per unit/resident

Charge Types — Service Charge, Sinking Fund, Water, Electricity, Gas, Internet, Parking

Meter Reading — Pembacaan meter utility, hitung konsumsi

Auto Invoice — Generate invoice otomatis ke accounting

Due Date — Tanggal jatuh tempo, outstanding tracking

Generate Monthly — Wizard generate billing massal bulanan

□ Maintenance Request

Request — Warga/resident buat request maintenance

Priority — Low, Normal, High, Urgent dengan SLA otomatis

SLA — Response & completion deadline based on priority (urgent: 1h/8h)

Technician — Assign ke teknisi HR, schedule & dispatch

Checklist — Checklist lines per request

Photo — Before/after photo dokumentasi

Invoice — Create invoice & PO dari maintenance

□ Work Order

WO Types — Electrical, Plumbing, Civil, HVAC, Cleaning, Landscaping, IT

Assignment — Assign ke employee atau vendor contractor

Time Tracking — Pencatatan jam kerja per technician

Materials — Material usage per WO dengan product inventory

Checklist — Task checklist per WO with completion status

Photo — Dokumentasi before/after pekerjaan

□ Facility Booking

Facility — Daftar fasilitas per properti (gym, pool, function room)

Capacity — Kapasitas maksimal per facility

Hourly Rate — Tarif sewa per jam + deposit

Booking — Booking calendar untuk residents

Integration — Invoice otomatis ke billing

📁 Security Incident

Types — Theft, Vandalism, Fire, Flood, Noise, Trespassing, Accident

Reporting — Report by user, location (property/tower/unit)

Workflow — Draft → Investigated → Resolved → Cancelled

Action Taken — Catat tindakan yang diambil

📁 Security Patrol

Patrol Route — Rute patrol dengan checkpoint QR code

Checkpoint — QR code per checkpoint, scan saat patroli

Schedule — Jadwal patrol per shift (morning/afternoon/night)

Completion Rate — % checkpoint terscan per patrol

Log — Scan timestamp, photo & notes per checkpoint

📁 Cleaning Management

Area — Area kebersihan (corridor, lobby, toilet, parking, dll)

Schedule — Jadwal kebersihan per shift & area

Qty Score — Skor kualitas kebersihan 1-5 per area

Inspection — Inspeksi kualitas oleh supervisor

Completion Rate — % area selesai per schedule

□ Parking & Visitor

Parking Slot — Slot parkir per property, tipe (car/motorcycle/bicycle)

Status — Available, Occupied, Reserved, Maintenance

Visitor — Pre-registration, check-in, check-out, QR code pass

Lost & Found — Item management, claim & dispose workflow

Vehicle — Registrasi kendaraan per resident

□ Complaint Management

Category — Setup kategori komplain dengan SLA per kategori

Priority — Low/Normal/High/Urgent dengan SLA hours berbeda

Assignment — Auto-assign ke employee atau escalation

SLA Deadline — Deadline otomatis berdasarkan priority & category

Feedback — Rating 1-5 feedback dari resident

Overdue — Auto-detect overdue complaints

□ Dashboard Properti

Unit Status — Pie chart occupancy per property

Billing Summary — Outstanding billing per bulan

Maintenance — Open vs closed maintenance requests

Complaint — Complaint trend & SLA compliance

Security — Incident report per property

☐ Utility Management

Utility Type — Air, listrik, gas, internet per property

Meter Reading — Input manual atau import meter

Previous vs Current — Consumption calculation

Tariff — Tarif per unit utility, tiered pricing

Link to Billing — Consumption → billing line otomatis

☐ Sparepart & Procurement

Sparepart Request — Request sparepart untuk maintenance

Product Link — Link ke product inventory

PO Integration — Create purchase order dari sparepart request

Stock — Lihat stok sparepart real-time

Building ↔ Accounting

IPL billing → Customer invoice otomatis

Maintenance invoice via account.move

Rental contract → DP & annual rent invoice

Building ↔ Inventory

Work order material dari stock product

Sparepart request → inventory availability

Product biaya IPL & maintenance

Building ↔ HR

Technician maintenance dari hr.employee

Security guard assignment

Cleaning staff schedule

Building ↔ Purchase

PO dari vendor maintenance

Sparepart procurement

Material contractor purchasing

Building ↔ Maintenance

Work order dari maintenance request

WO checklist & material tracking

Cost actual → invoice resident

Building ↔ Report

Report structure building management

Laporan keuangan properti

Dashboard properti per property

Xerpium ERP — xerpium.com

Hubungi kami untuk demo gratis

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